

Keene Corporation, A Delaware Corporation GRANTOR

TO WARRANTY DEED

MiniMax Industrial Park, Inc., GRANTEE
a Mississippi Corporation

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Keene Corporation, a Delaware Corporation, does hereby bargain, sell, convey, transfer, and warrant unto MiniMax Industrial Park, Inc., a Mississippi Corporation, the following described real property lying and being situated in the State of Mississippi, County of DeSoto, City of Olive Branch, being more particularly described as follows, to-wit:

Description of a 3.91 acre lot as called the West lot of the West 7.81 acre Coroma Commercial Park tract in part of Section 33, Township 1 South, Range 6 West, City of Olive Branch, Mississippi, described as follows: Beginning at a point in the South right-of-way of Coroma Drive (60 feet wide) said point being a point 1595.92 feet West of the centerline of Mississippi Highway 305 and being the Northwest corner of Lot 5 of said commercial park; thence South 7.97.85 feet along the West line of said lot 5 to the southwest corner of the parcel; thence East 213.3 feet along the South line of the parcel to the Southwest corner of the East 3.91 acre lot; thence North 798.42 feet along the West line of said East 3.91 acre lot to the Northwest corner of said lot and a point in the South right-of-way of said road; thence West 213.3 feet along said right-of-way to the point of beginning and containing 3.91 acres, more or less.

The warranty in this deed is given subject to subdivision and zoning regulations in effect for the City of Olive Branch, Mississippi, and to easements for public roads and public utilities of record.

Taxes for the year 1985 are to be pro-rated as of date of closing and possession to be given with delivery of the deed.

Witness my hand and signature this the 17th day of December, 1985.

XXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXX

Keene Corporation, a Delaware Corporation
By: Howard A. Mileaf
Vice-President-General Counsel

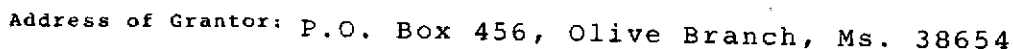
County of HENNEPIN

GIVEN under my hand and seal this the 17th day of December, 1985.

My Commission Expires: Aug. 20, 1990

Notary Public

(SEAL)



Address of Grantee: 8719 Caroma Avenue, Olive Branch, Mississippi 38654

Record and Return to:

WALLACE C. ANDERSON
ATTORNEY-AT-LAW
P.O. BOX 64
OLIVE BRANCH, MS 38654

Filed @ 1:18 PM, 18 Dec., 1985
Recorded in Book 183 Page 397
H. G. Ferguson, Clerk